FILE BOX 57

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8-2-90

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

BOOK 8167 PAGE 494

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is **$624,445.00.**

Thomas C. Scott
Affiant

Subscribed and sworn to before me this 21 day of August, 1990.

Notary Public

My commission expires: 5-29-93

463827

AUG 3 1 33 PM '90

**SPECIAL WARRANTY DEED**

| **Address New Owner:** | **Send tax bills to:** | **Map & Parcel No.** |
|---|---|---|
| **Tennessee Education Association**<br>**598 James Robertson Pkwy.**<br>**Nashville, TN 37219** | **NEW OWNER** | **Map 82-14 #20** |

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas C. Scott, Trustee** (the "Grantor"), has bargained and sold and by these presents does transfer and convey unto **Tennessee Education Association** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being a parcel of land lying in Davidson County, Tennessee and being bounded on the east by Second Avenue North; on the south by Davidson County Farmers Co-Operative and Tract 2; on the west by Third Avenue; on the north by Thomas R. Scales-Hughie L. Morris and Nashville Union Stock Yard Restaurant Company, Incorporated and being more particularly described as follows:

Beginning at a point in the west right-of-way line of Second Avenue North, said point being a corner common with Nashville Union Stock Yard Restaurant Company, Incorporated, said beginning point being located south 31° 41 min 29 sec east, 267.28 feet from the intersection of the south right-of-way line of Stockyard Street and the west right-of-way line of Second Avenue North;

THENCE, with the west right-of-way line of Second Avenue North, south 31° 41 min 29 sec east, 323.24 feet to a point, a corner common with Davidson County Farmers Co-Operative in the west right-of-way line of Second Avenue North;

THENCE, leaving Second Avenue North and with Davidson County Farmers Co-Operative, south 58° 20 min 07 sec west, and passing a corner of Davidson County Farmers Co-Operative and Tract 2, a total distance of 290.08 feet to a point, a corner common with Tract 2 in the east right-of-way line of Third Avenue North;

THENCE, with the east right-of-way line of Third Avenue North, north 31° 50 min 49 sec west, 321.41 feet to a point, a corner common with Thomas R. Scales-Hughie L. Morris in the east right-of-way line of Third Avenue North;

THENCE, Leaving Third Avenue North and with Thomas R. Scales-Hughie L. Morris the following bearings and distances;

THENCE, north 58° 20 min 07 sec east, 121.16 feet to a point;

THENCE, north 31° 47 min 03 sec west, 1.58 feet to a point, a corner common with Nashville Union Stock Yard Company Incorporated;

THENCE; with Nashville Union Stock Yard Restaurant Company Incorporated, north 58° 15 min 00 sec east, 169.80 feet to the point of beginning.

Containing 93,665 square feet (2.15 acres, more or less).

Being a portion of the property conveyed to Thomas C. Scott, Trustee by R.C. Mathews Contractor, Inc. by deed in Book 5096, page 938, Register's Office for Davidson County, Tennessee.

The above description is contained on the survey of Morrow & Associates, Inc. dated July 18, 1990 and prepared by Jerry L. Morrow, R.L.S. No. 777.

This conveyance is subject to the following:

1. Real estate taxes for the year 1990 which have been prorated between Grantor and are hereby assumed by Grantee.

**TO HAVE AND** to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

**AND THE GRANTOR** as Trustee does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

**AND THE GRANTOR** as Trustee does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further.

**WITNESS** the execution of Grantor this the 2d day of August, 1990.

Thomas C. Scott, Trustee

**Thomas C. Scott, Trustee**

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Thomas C. Scott, Trustee**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal at office, on this the 21 day of August, 1990.

Kim L Williams
Notary Public

My Commission expires:
3-27-93

088 08/03 0101 03CHECK 2070.52

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8167 PAGE 497

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | CAMT 624445.00 |
| | | | | CON TX 2060.52 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 2070.52 |
| | | | | CHECK 2070.52 |
| | | | 08/03/90 01 | 13:35 0001 6867 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

468427

IDENTIFICATION REFERENCE

AUG 3 1 33 PM '90

FELIX Z. WILSON, II
REGISTER

No. 343334